

ZONING ORDINANCE REQUIREMENTS

Average Lot Area	=	11,500 SF
Minimum Lot Area	=	10,500 SF
Minimum Lot Width	=	80 Feet
Interior	=	105 Feet
Corner	=	30 Feet
Minimum Yard Requirements	=	12 Feet
Front	=	25 Feet
Side	=	35 Feet
Rear	=	35 Feet
Max. Bldg. Hgt.	=	35 Feet

Lot Area Tabulation

R.O.W. Dedication	=	1,755 SF
SWM Parcel	=	2,345 SF
Lot 1	=	14,407 SF
Lot 2	=	13,585 SF
Lot 3	=	15,757 SF
Outlot 'A'	=	1,860 SF
Total Site Area	=	51,911 SF

THIS DEVELOPMENT PROPOSES TO SUBDIVIDE 2 EXISTING LOTS INTO 3 LOTS.
LOT 1 MAINTAINS FRONTAGE ON EDGELEA ROAD. HOWEVER, ACCESS WILL BE OFF GRETNA PLACE.

General Notes:

- The property delineated hereon is located on tax map 48-1 ((1)) parcels 127 and 128 and is zoned R-2.
- No Title Report was furnished.
- Owners: Francisco J. Cortes
Leanne C. Spies
2850 Edgelea Rd.
Vienna, Virginia 22181
- Total land area = 51,911 SF or 1.19171 AC.
- Proposed zoning is R-3.
- This site is served by public water and sewer.
- Waivers of the Stormwater Management and BMP requirements will be requested.
- There are no scenic assets or natural features on this site deserving protection or preservation.
- The existing house, constructed in 1940, will be retained and be located within the building restrictions limits of proposed lot 1.
- There are no special amenities being proposed with this project.
- There are no public improvements proposed with this project.
- Upon approval of this rezoning, subdivision and site development plans will be initiated, with construction expected to begin with 12 months of that date.
- Fairfax County Mapping does not indicate the presence of any floodplain or Resource Protection Areas located on this property.
- There are no street improvements or right of way dedications being proposed with the development of this property, either to Edgelea Road or Gretna Place.
- Approximate limits of clearing and grading are shown on this plan. Existing trees will be saved where possible to meet the 20% tree cover requirement. Additional trees will be planted (if necessary) to meet the Tree Cover requirement. See Tree Cover Calculation.
- There are no known grave sites or burial markers located on this site.
- The proposed rezoning is in conformance with the Mosby Woods Community Planning Sector recommendations which call for infill development to occur at the same densities of the surrounding properties. This property is surrounded by R-3 and PDH-4 zoned properties.
- There are no known hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355 being generated, utilized, stored or disposed of on this property.
- Topography is at a 5' contour interval and was taken from Fairfax County Mapping.
- The Fairfax County Trails Map calls for a Pedestrian walk or trail along the west side of Edgelea Road. There is an existing sidewalk which fills this need.
- OUTLOT 'A' SHALL BE CONVEYED TO AND MAINTAINED BY THE EDGELEA H.O.A. IF THE SWM/BMP POND IS NOT REQUIRED, THE PARCEL SHOWN FOR THIS USE SHALL BE INCORPORATED INTO OUTLOT 'A'.

Density Calculation

$$1.19 \text{ Acres} / 3 \text{ lots} = 2.52 \text{ units per acre}$$

Tree Cover Calculation

Gross site area	=	51,911 SF
Deductible area = 3 lots x 6850 SF / Lot	=	20,550 SF
Net site area	=	31,361 SF
Required Tree Cover @ 20%	=	6,272 SF
Existing tree cover 1,340 SF x 1.25	=	3,175 SF

Additional Tree Cover Required	=	0
Additional Tree Cover Provided	=	0

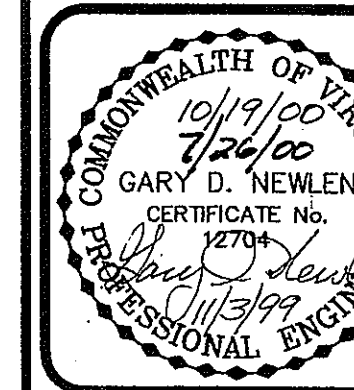
EDGELEA WOODS
ZONED: R-3 CLUSTER
USE: RESIDENTIAL
DB: 4203 PG. 609
PG. 5464 PG. 111

Application No. R2-2000-P-006
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROCEEDERS DATED 11/28/2000
Date of (BOS) (PC) approval 12/4/00
Sheet 1 of 2

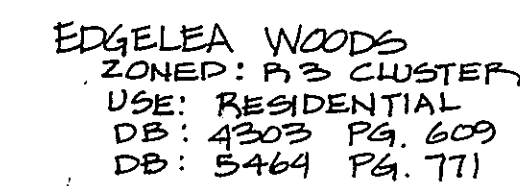
Revised Oct. 19, 2000
Revised July 26, 2000
Revised July 6, 2000
Revised May 11, 2000

GDN Engineering, Inc.
Civil Engineering - Site and Subdivision Planning
13341 POINT RIDER LANE
HERNDON, VIRGINIA 20171-3813
(703) 318-3100 FAX (703) 318-3102

Generalized Development Plan
for the Property Located at
2850 Edgelea Road
Providence District
Fairfax County, Virginia



SCALE: 1" = 30' - 0"
DATE: NOV 01, 1999
SHEET
1 of 2

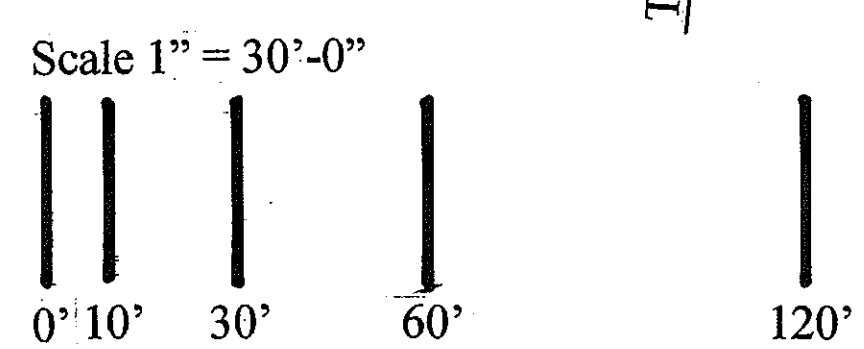


B. Loc	=	Black Locust
Ced.	=	Eastern Red Cedar
Dog	=	Flowering Dogwood
Hem	=	Hemlock
R. Map	=	Red Maple
SG	=	Sweet gum
UKN	=	Unknown.
Va. Pine	=	Virginia Pine
W. Pine	=	White Pine

* = Sycamore Maple

This site appears to have been cleared, (or was already cleared), at the time of original development in about 1940. There are a couple of exceptions which include: a large elm tree on the north property line, a large red maple near the south property line and some red maple along the stream. The majority of the remaining trees appear to have been planted versus reforestation by natural succession. Along the south property line beginning at the stream and continuing east for about 150 LF is an area about 20' in width that appears to be natural succession. The remaining trees appear to have been planted as evidenced by the varieties and pattern in which they were planted. This can be said even for the two wooded areas, where several of the trees were planted in rows (although not in precise uniform rows). The vegetation cover types do not easily fall into the choices listed in table 12.1 of the PFM, primarily because of the small size of the site.

The trees on this property are generally in healthy to very healthy condition. The more mature trees which includes a large elm, some red maples and tulip need to have some dead and dying branches removed. None of the trees are in need of removal except for aesthetic reasons.



Application No. RZ 280-PR-006 Staff L. Maffei
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 11-28-06
 Date of BOS/PC approval 12-4-06
 Sheet 2 of 2

[illegible]

Existing Vegetation Map
for the Property Located at
2850 Edgelea Road
Providence District
Fairfax County, Virginia

